

BRIEF TITLE	APPROVAL DEADLINE	REASON
Heartland Optical		Required by law.
Redevelopment Agreement		

DETAILS

POSITIONS/RECOMMENDATIONS

<p>Heartland Optical, Inc. will redevelop the site located at 1010 N. 27th Street and build a 4,765 square foot building for a retail optical business.</p> <p>The project includes parking, sidewalks, landscaping and the appropriate screening.</p>	Sponsor	Urban Development
	Program Departments, or Groups Affected	All automated departments None
	Applicants/Proponents	Applicant: Marc Wullschlegler City Department: Urban Development Other
<p>Discussion (Including Relationship to other Council Actions)</p> <p>The N. 27th Street Corridor and Environs Redevelopment Plan was approved by City Council September, 2002.</p> <p>An amendment to the N. 27th Street Corridor and Environs Redevelopment Plan was approved by City Council on June 6, 2005. On that date City Council also approved a change of zone and vacation of the north-south alley for this project.</p>	Opponents	Groups or Individuals Basis of Opposition
	Staff Recommend.	<input checked="" type="checkbox"/> For <input type="checkbox"/> Against Reason Against
	Board or Commission Recommend.	BY <input type="checkbox"/> For <input type="checkbox"/> Against <input type="checkbox"/> No Action Taken <input type="checkbox"/> For with revisions or conditions (See Details column for conditions)
	CITY COUNCIL ACTIONS (For Council Use Only)	<input type="checkbox"/> Pass <input type="checkbox"/> Pass (As Amended) <input type="checkbox"/> Council Sub. <input type="checkbox"/> Without Recommendation <input type="checkbox"/> Hold <input type="checkbox"/> Do not Pass

DETAILS		POLICY/PROGRAM IMPACT																		
	POLICY OR PROGRAM CHANGE	<input type="checkbox"/> NO <input type="checkbox"/> YES																		
	OPERATIONAL IMPACT ASSESSMENT	<div></div>																		
	FINANCES																			
	COST AND REVENUE PROJECTIONS	COST of total project: \$1,015,024																		
		COST of this Ordinance/ Resolution \$ 0																		
		RELATED annual operating Costs \$																		
	INCREASE REVENUE EXPECTED/YEAR \$																			
SOURCE OF FUNDS	<div>CITY [Approximately]</div> <table><tr><td>N. 27th TIF</td><td>\$ 87,000</td><td>9%</td></tr><tr><td>CDBG</td><td>\$ 75,000</td><td>7%</td></tr><tr><td>Land Sale</td><td>\$ 3,000</td><td>%</td></tr></table> <div>NON CITY [Approximately]</div> <table><tr><td>Heartland Optical</td><td>\$ 850,204</td><td>84%</td></tr><tr><td></td><td>\$</td><td>%</td></tr><tr><td></td><td>\$</td><td>%</td></tr></table>		N. 27 th TIF	\$ 87,000	9%	CDBG	\$ 75,000	7%	Land Sale	\$ 3,000	%	Heartland Optical	\$ 850,204	84%		\$	%		\$	%
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	\$	%																		
	\$	%																		
BENEFIT COST																				
<input type="checkbox"/> Front Foot Assessment		Average																		
<input type="checkbox"/> Square Foot		\$	\$																	

APPLICABLE DATES:

FACT SHEET PREPARED BY: Ernie Castillo

REVIEW BY:

REFERENCE NUMBER